

B. Floor To Lot Area Ratio Draft Regulations Refinement

Since the Issue Paper D follow-up discussion II on April 22nd, Staff has modified the draft proposed floor to lot area ratio table to incorporate Steering Committee's following suggestions.

- Change the garage allowance to 500 sq. ft. for lots smaller than 20,000 sq. ft.
- Only apply the FAR table regulations to two-story homes.
- Use Table #3's rough "maximum" square footage and FAR numbers, but recalculate to avoid "jumps" in square footage by using a formula method.
- Add a garage allowance of 750 sq. ft. for lots greater than 20,000 sq. ft.
- Rather than having a "Max." and a "Max. + bonus," trigger additional review for homes larger than 85% of the maximum FAR square footage.
- Lots over 15,000 sq. ft. have FAR guidelines only.

Staff does not recommend incorporating the garage square footage into the actual FAR calculations as suggested by the Steering Committee due to workload impacts this change would create. Staff has added a column to show the total allowed square footage including the garage on the table. Staff recommends having the maximum FAR number, however remain the same on the table. If Staff were to change the maximum FAR number to reflect the garage inclusion the following impacts may occur:

- The FAR numbers would be less "precise" in measuring FAR, extending the maximum FAR to three decimal places may be necessary. A three decimal place FAR may be more confusing and cumbersome to use for both the public and permit processing staff than a two decimal place FAR.
- Explaining the progression in FAR numbers through Tables 1 through 6 to the other hearing bodies would be difficult without recalculating each of those tables. If the tables are recalculated, then public comment letters received and notes regarding verbal public comment at Steering Committee meetings would lose meaning for subsequent hearing bodies.
- The FAR "posters" of photographs would become less precise with the new FAR calculation method because garage square footage is unknown for most of the example photographs used. Also, a large amount of Staff time would be needed to move the photos to reflect the new FAR calculations. The posters have been recognized as very helpful in drafting maximum FAR proposals.


Draft Proposed FAR Chart (Iteration #7)

To determine draft maximum home size:

Lot Size	Max. Home Size (in sq. ft.)
< 10000 sq. ft.	1200 + (.25 * Lot size in sq. ft.)
10001 - 15000 sq. ft.	2500 + (.125 * Lot size in sq. ft.)
> 15000 sq. ft.	4150 + (.013 * Lot size in sq. ft.)

Garage Allowance	
<i>Lot Size</i>	<i>Allowance</i>
< 20001	500
> 20000	750*

Santa Barbara Draft Proposal				
<i>Lot Size</i>	<i>85% of Max. Home Size</i>	<i>Max. Home Size excl. garage</i>	<i>Max. Home Size incl. garage</i>	<i>Max. FAR excl. garage</i>
4000	1870	1700	2200	0.43
5000	2083	1950	2450	0.39
6000	2295	2200	2700	0.37
7000	2508	2450	2950	0.35
8000	2720	2700	3200	0.34
9000	2933	2950	3450	0.33
10000	3188	3250	3750	0.33
11000	3294	3375	3875	0.31
12000	3400	3500	4000	0.29
13000	3506	3625	4125	0.28
14000	3613	3750	4250	0.27
15000	3655	3800	4300	0.25
20000	-	3660	4410	0.18
1/2 acre	-	3683	4433	0.20
3/4 acres	-	3825	4575	0.14
1 acre	-	3966	4716	0.09
1.5 acres	-	4249	4999	0.07
2 acres	-	4533	5283	0.05
2.5 acres	-	4816	5566	0.04
3 acres	-	5099	5849	0.04
3.5 acres	-	5382	6132	0.04
4 acres	-	5665	6415	0.03
4.5 acres	-	5948	6698	0.03
5 acres	-	6231	6981	0.03
5.5 acres	-	6515	7265	0.03
6 acres	-	6798	7548	0.03

 = Guidelines only

*where zone district allows: Municipal Code 28.87.160.4